



The People and the Economy of the Lowcountry: A Demographic Overview

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Introduction

The Lowcountry Region, comprised of Beaufort, Colleton, Hampton and Jasper counties, experienced unprecedented growth, development, and change between 1990 and 2005. Between 2007 and 2010, mirroring the national trend, there was an economic downturn that has negatively impacted the Lowcountry Region, although not to the extent that it has some other parts of the country. Data for 2012 and 2013, however, is showing signs of a healthier economy in the Region.

There is a great deal of quantitative information and data available that both confirms and explains what has taken place. The United States Census Bureau (both the Census and the American Community Survey), United States Bureau of Labor Statistics, South Carolina Labor Market Information (SCLMI), and constituent counties and municipalities of the Lowcountry all maintain a variety of data and statistics. This report is an attempt to summarize, analyze and synthesize all of this data into one easily accessible, condensed, and useable document.

The most recent figures available have been utilized (as well as older numbers for comparative purposes), although some data may still be a few years old. The Planning Department continually updates and analyzes this data when it becomes available.

The Lowcountry Region

Population Growth

Between 1990 and 2000, the four counties of South Carolina's Lowcountry—Beaufort, Colleton, Hampton and Jasper—together were one of the fastest growing Regions in the state, with Beaufort County being the fastest growing among the larger counties and Jasper County in the top ranks of the smaller counties.

Table 1: Population in the Lowcountry: 1990-2000

	1990 Census	2000 Census	Percent Growth
Beaufort County	86,425	120,937	39.9
Colleton County	34,377	38,264	11.3
Hampton County	18,191	21,386	17.6
Jasper County	15,487	20,678	33.5
Regional Total	154,480	201,265	30.3
South Carolina	3,486,703	4,012,012	15.1

Source: US Census

From 2001 through 2010 and 2012, growth in the Lowcountry slowed. While Beaufort County grew the most, in terms of numbers of people, Jasper County had the highest growth rate in the Region (see Table 2 on the following page).

Table 2: Population Change in the Lowcountry: 2000-2010, 2011, 2012

	Census 2000	Census 2010	2011 Estimates	2012 Estimates		Percent Change 2000- 2010	Average Annual Change 2000- 2010	Average Annual Change 2010- 2012
Beaufort County	120,937	162,233	164,684	168,049		34.15%	3.41%	1.79%
Beaufort city	12,950	12,361	12,434			-4.55%	-0.45%	
Bluffton town	1,275	12,530	12,734			882.75%	88.27%	
Hilton Head Island town	33,862	37,099	37,675			9.56%	0.96%	
Port Royal town	3,950	10,678	10,790			170.33%	17.03%	
Yemassee town (See Hampton County below)								
Colleton County	38,264	38,892	38,611	38,153		1.64%	0.16%	-0.95%
Cottageville town	707	762	759			7.78%	0.78%	
Edisto Beach town	641	414	411			-35.41%	-3.54%	
Lodge town	114	120	119			5.26%	0.53%	
Smoaks town	140	126	124			-10.00%	-1.00%	
Walterboro city	5,153	5,398	5,360			4.75%	0.48%	
Williams town	116	117	116			0.86%	0.09%	
Hampton County	21,386	21,090	20,821	20,726		-1.38%	-0.14%	-0.86%
Brunson town	589	554	546			-5.94%	-0.59%	
Estill town	2,425	2,040	2,014			-15.88%	-1.59%	
Furman town	286	239	236			-16.43%	-1.64%	
Gifford town	370	288	284			-22.16%	-2.22%	
Hampton town	2,837	2,808	2,770			-1.02%	-0.10%	
Luray town	115	127	125			10.43%	1.04%	
Scotia town	227	215	211			-5.29%	-0.53%	
Varnville town	2,074	2,162	2,132			4.24%	0.42%	
Yemassee town (see above)	807	1,027	1,017			27.26%	2.73%	
Jasper County	20,678	24,777	25,195	25,833		19.82%	1.98%	2.13%
Hardeeville city	1,793	2,952	3,018			64.64%	6.46%	
Ridgeland town	2,518	4,036	4,084			60.29%	6.03%	

Lowcountry Total	201,265	246,992	249,311	252,761		22.72%	2.27%	1.17%
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Source: US Census and US Census Estimates

Increasing Diversity

Along with growth, especially in Beaufort and Jasper counties, has come a significant change in the composition of the Region's population. Formerly the area's population was almost entirely comprised of African-American and white residents, with small Asian, Hispanic and Native American population segments. Between 2000 and 2010 there was an influx of Hispanic/Latin persons, with the largest increases in Beaufort and Jasper Counties. 2011 and 2012 showed minimal growth in the Region's Hispanic population, likely part of the voluntary repatriation, based on fewer employment opportunities, observed throughout the US.

Table 3: Race and Ethnicity: 2000, 2010, 2011, 2012

	Year	Total Population	Race (one race)		Origin
			Total White	Total Black	Total Hispanic
Beaufort County	2000	120,937	85,451	29,005	8,208
	2010	162,233	116,606	31,290	19,567
	2011	164,684	120,490	31,273	19,332
	2012	168,049	121,243	31,805	19,883
Colleton County	2000	38,264	21,245	16,140	551
	2010	38,892	22,173	15,178	1,094
	2011	38,611	22,734	15,928	1,113
	2012	38,796	22,734	15,928	1,113
Hampton County	2000	21,386	9,173	11,906	547
	2010	21,090	8,999	11,359	744
	2011	20,821	8,939	11,270	741
	2012	20,726	9,163	11,121	799
Jasper County	2000	20,678	8,766	10,895	1,190
	2010	24,777	10,658	11,406	3,752
	2011	25,195	10,719	11,643	3,641
	2012	25,833	13,519	12,037	3,330

Source: US Census and ACS 2012

Note: The numbers of white, black, other and Hispanic add up to more or less than the total county populations because Hispanic residents have been counted as members of one or more of the other races as well.

An Older Population

Different age groups in the four counties have gained or lost population, but all four counties have shown marked increases in their older and elderly populations, in line with much of the rest of the United States since the last Census. It would be premature to label two years a “trend,” but for the purposes of planning schools and social and other services and forecasting housing needs, during the next few years the numbers of young children should be monitored and the number of persons in prime family- and household formation age groups should be closely monitored.

Table 4: Age Groups Changes: 2000, 2010, 2012

Beaufort County					Colleton County			
	2000	2010	2012			2000	2010	2012
Total population	120,937	162,233	168,049		Total population	38,264	38,892	38,153
Under 5 years	8,110	10,960	10,434		Under 5 years	2,649	2,579	2,425
5 to 9 years	8,033	9,566	9,969		5 to 9 years	2,957	2,515	2,405
10 to 14 years	7,747	8,553	8,925		10 to 14 years	3,053	2,706	2,584
15 to 19 years	8,722	9,956	9,870		15 to 19 years	2,889	2,682	2,477
20 to 24 years	10,002	11,756	12,089		20 to 24 years	2,045	2,229	2,247
25 to 34 years	16,434	20,137	19,480		25 to 34 years	4,682	4,157	4,163
35 to 44 years	16,433	17,534	17,668		35 to 44 years	5,617	4,709	4,318
45 to 54 years	14,019	18,580	18,576		45 to 54 years	5,478	5,763	5,460
55 to 59 years	6,397	9,886	10,337		55 to 59 years	2,183	2,869	5,500
60 to 64 years	6,286	12,273	12,266		60 to 64 years	1,783	2,605	2,346
65 to 74 years	11,329	20,137	23,206		65 to 74 years	2,794	3,635	1,641
75 to 84 years	5,913	9,698	10,796		75 to 84 years	1,641	1,741	1,852
85 years +	1,512	3,197	3,615		85 years +	493	702	735
Hampton County					Jasper County			
Total population	21,386	21,090	20,726		Total population	20,678	24,777	25,833
Under 5 years	1,431	1,347	1,251		Under 5 years	1,499	1,859	1,800
5 to 9 years	1,659	1,326	1,284		5 to 9 years	1,602	1,711	1,784
10 to 14 years	1,774	1,473	1,400		10 to 14 years	1,559	1,546	1,620
15 to 19 years	1,599	1,524	1,384		15 to 19 years	1,483	1,751	1,616
20 to 24 years	1,256	1,229	1,366		20 to 24 years	1,527	1,969	2,005
25 to 34 years	3,052	2,648	2,593		25 to 34 years	3,063	3,685	3,680
35 to 44 years	3,290	2,915	2,737		35 to 44 years	3,282	3,217	3,219
45 to 54 years	2,923	3,103	2,870		45 to 54 years	2,538	3,524	3,630
55 to 59 years	1,010	1,420	1,476		55 to 59 years	1,041	1,428	3,067
60 to 64 years	797	1,276	1,303		60 to 64 years	815	1,300	1,223
65 to 74 years	1,447	1,655	1,827		65 to 74 years	1,273	1,671	913
75 to 84 years	874	869	921		75 to 84 years	738	785	908
85 years +	274	305	314		85 years +	258	313	368

Educational Attainment

Educational attainment has several implications for the Lowcountry, including economic development, income potential and quality of life. Between 2000 and 2011 all of the counties in the Lowcountry have made strides to increase the number of residents who graduate from high school or equivalent level of education, as highlighted in Table 5. All of the counties also had an increase in either the percent of population that hold a bachelor or graduate degree or both. 2012 data was available only for Beaufort County, so has not been included.

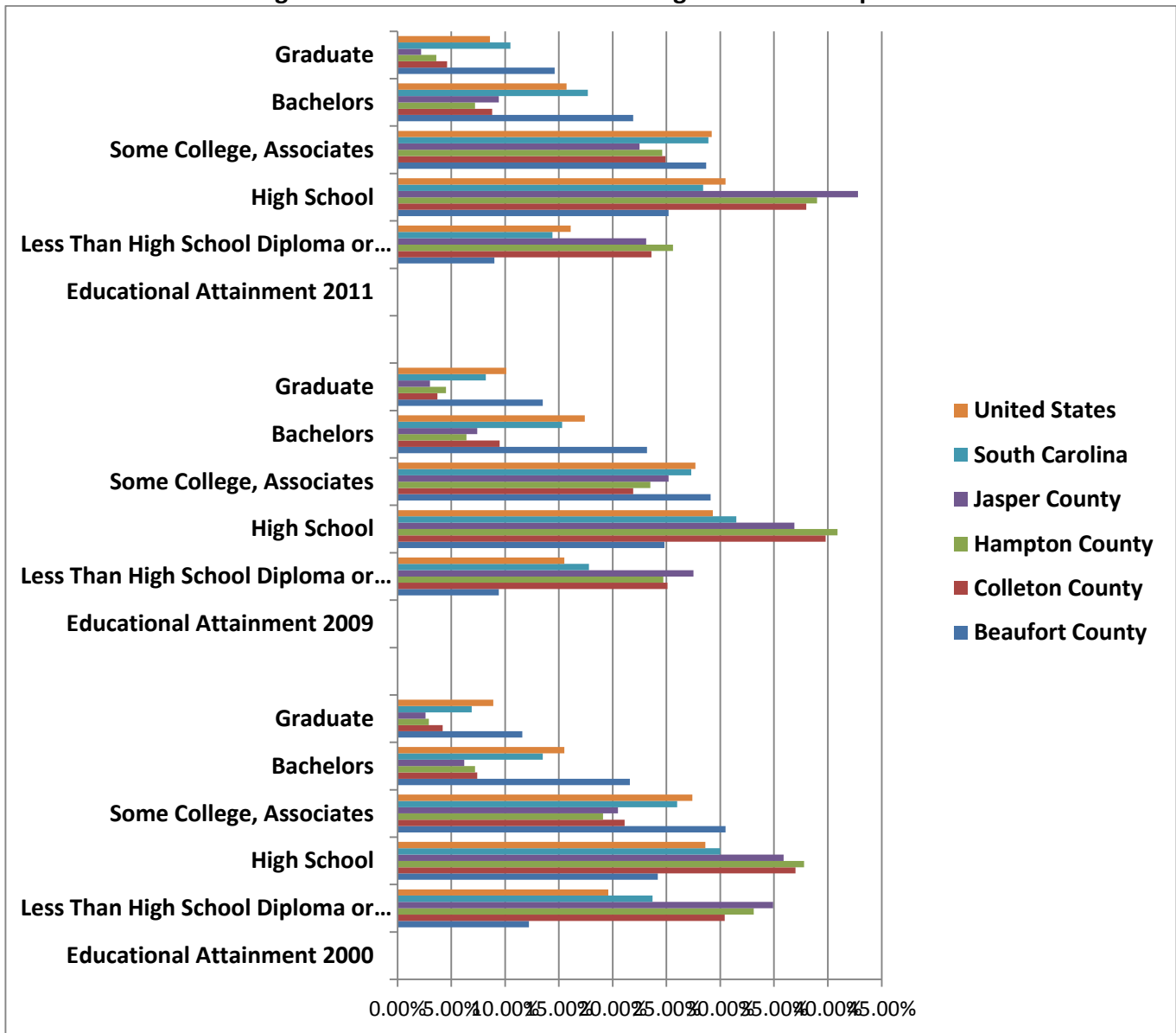
Table 5: Educational Attainment - Highest Level Completed 2000-2011

Educational Attainment 2000	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
Less Than High School Diploma or Equivalent	12.2%	30.4%	33.1%	34.9%	23.7%	19.6%
High School	24.2%	37.0%	37.8%	35.9%	30.0%	28.6%
Some College, Associates	30.5%	21.1%	19.1%	20.5%	26.0%	27.4%
Bachelors	21.6%	7.4%	7.2%	6.2%	13.5%	15.5%
Graduate	11.6%	4.2%	2.9%	2.6%	6.9%	8.9%
Educational Attainment 2009						
Less Than High School Diploma or Equivalent	9.4%	25.1%	24.7%	27.5%	17.8%	15.5%
High School	24.8%	39.8%	40.9%	36.9%	31.5%	29.3%
Some College, Associates	29.1%	21.9%	23.5%	25.2%	27.3%	27.7%
Bachelors	23.2%	9.5%	6.4%	7.4%	15.3%	17.4%
Graduate	13.5%	3.7%	4.5%	3.0%	8.2%	10.1%
Educational Attainment 2011						
Less Than High School Diploma or Equivalent	9.0%	23.6%	25.6%	23.1%	14.4%	16.1%
High School	25.2%	38.0%	39.0%	42.8%	28.4%	30.5%
Some College, Associates	28.7%	24.9%	24.6%	22.5%	28.9%	29.2%
Bachelors	21.9%	8.8%	7.2%	9.4%	17.7%	15.7%
Graduate	14.6%	4.6%	3.6%	2.2%	10.5%	8.6%

Source: US Census, American Community Survey

Compared to the State of South Carolina and the United States, though, the Lowcountry is still behind in educational attainment. As displayed in Figure 1 (following page), the Lowcountry is below the average of both the state and nation in the percent of the population that has had some college or attained an associates, bachelors or graduate degree. This trend is not homogeneous across all of the Lowcountry counties, with Beaufort having above state and national averages in post-secondary levels of educational attainment, while the remaining counties had educational attainment levels lower than the state and national averages in 2011. The Lowcountry, as of 2011, also exceeded both the state and national averages for people who did not complete high school.

Figure 1: Educational Attainment- Highest Level Completed



Source: US Census,

Incomes and Poverty

Incomes are distributed as unevenly as is growth in the Lowcountry, with Beaufort County ranking as the wealthiest and Hampton as the fourth poorest in South Carolina, according to data from the 2000 Census; only Beaufort County had incomes higher than the state average. However, without adjusting for the inflation that occurred over the course of the decade, the increases in incomes in all four counties were substantial, as shown in the following chart. Both household and per capita incomes grew at a greater rate in all four counties than the state average rate; Jasper County's increases were the largest in the Region.

Table 6: Income in the Lowcountry: 1990-2000

	Income Type	1989	1999	Percent Change 1989/1990-- 1999/2000
Beaufort County	Median Household Income	\$30,450	\$46,992	54.30%
	Per Capita Income	\$15,213	\$25,377	66.80%
Colleton County	Median Household Income	\$20,617	\$29,733	44.20%
	Per Capita Income	\$9,193	\$14,831	61.30%
Hampton County	Median Household Income	\$18,615	\$28,771	54.60%
	Per Capita Income	\$8,578	\$13,129	53.10%
Jasper County	Median Household Income	\$18,071	\$30,727	70%
	Per Capita Income	\$7,984	\$14,161	77.40%
State Average	Median Household Income	\$26,256	\$37,082	41.20%
	Per Capita Income	\$11,897	\$18,795	58%

Source: US Census

More recent data (Table 7) show that these high growth trends slowed between 2006 and 2011. This decrease in income is not only affecting the Lowcountry, however, as South Carolina and the United States also experienced slower income growth during this period.

Table 7: Lowcountry Household Median Incomes: 2006-2011

	2006	2007	2008	2009	2011	Change from 2007-2011
Beaufort County	\$50,522	\$52,595	\$54,356	\$54,201	\$56,315	7.07%
Colleton County	n/a	\$34,072	\$34,679	\$34,787	\$31,511	-7.52%
Hampton County	n/a	\$34,302	\$37,219	\$33,760	\$34,044	-0.75%
Jasper County	n/a	\$33,959	\$32,449	\$35,462	\$35,942	5.84%
South Carolina	\$41,100	\$42,405	\$44,326	\$43,480	\$43,304	2.12%
United States	\$48,451	\$50,740	\$52,029	\$51,369	\$51,484	1.47%

Source: US Census, .ACS

Note: The US Census' American FactFinder did not provide estimates for counties with populations less than 50,000 in 2006. The change calculations for Colleton, Hampton, and Jasper Counties use 2007 and 2008 data.

every year; their data also demonstrated improvement for all four counties from 2000 to 2012.

incomes

Table 8: Lowcountry Median Family Income: 2000-2013

County	2000 Census	2011 HUD Estimates	2012 HUD Estimates	2013 HUD Estimates
Beaufort	\$52,710	\$68,891	\$69,800	\$67,000
Colleton	\$34,172	\$42,942	\$43,500	\$43,500
Hampton	\$34,561	\$43,405	\$44,000	\$45,900
Jasper	\$36,793	\$45,184	\$45,800	\$48,700

Source: HUD

All four counties made real progress in reducing the percentage of people living in poverty between 1989 and 2008; however, between 2008 and 2009 the percentage of people living below the poverty level began to rise in all the counties. In Hampton and Jasper counties poverty rates actually rose above their 1989 levels, as illustrated in Table 9. As of 2011, only Beaufort County's poverty rate was lower than the state's average.

Table 9: Poverty Rates in the Lowcountry: 1989-2011

	1989	2000	2005	2006	2007	2008	2009	2011
Beaufort County	14.1	10.3	11.5	11.9	10.4	10.1	12	12
Colleton County	23.9	19.3	23.9	22.9	21.7	21.1	22	24
Hampton County	23.6	20	23.9	23.4	21.3	23.4	25.4	26.2
Jasper County	24.8	22.2	24.8	22.4	20.8	19.8	25.3	26.2
South Carolina	15.3	12.8	15.6	15.7	15.1	15.7	17.1	18.2

Source: US Census

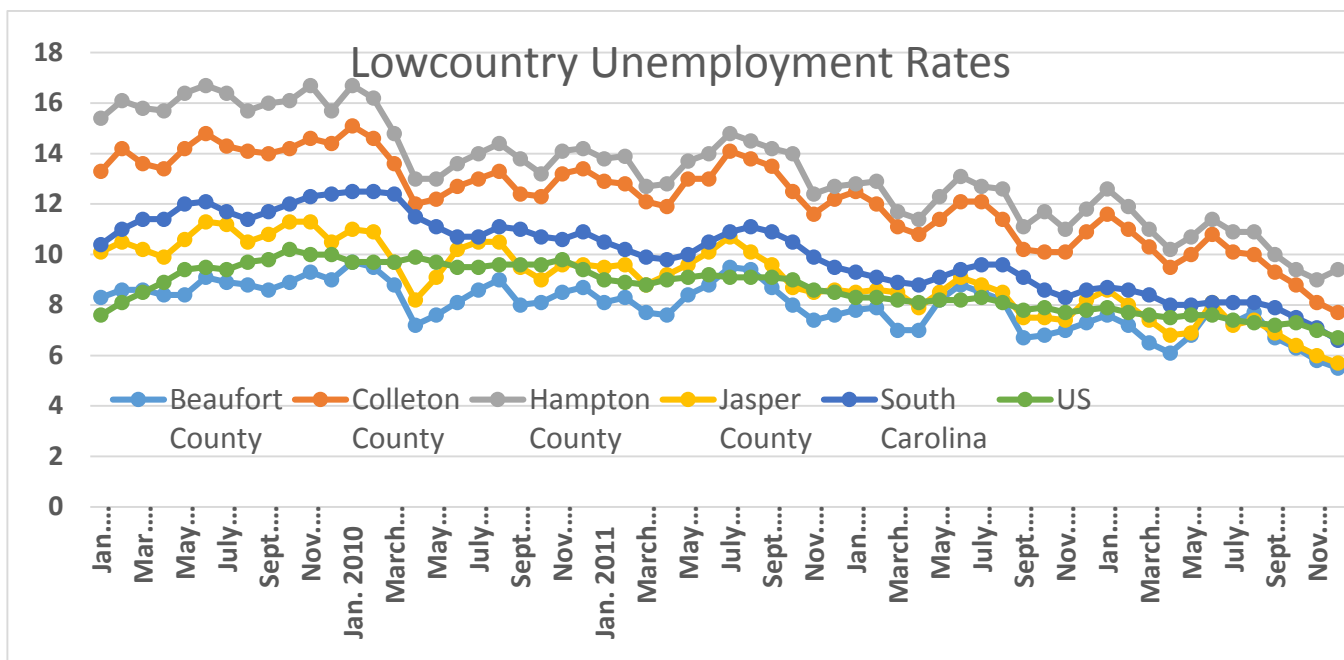
Employment and Wages

After increasingly high unemployment rates starting with the beginning of the Great Recession in 2007, by 2012-2013 Lowcountry unemployment rates generally trended downwards.

A pattern that has continued is that Colleton and Hampton counties have continually had unemployment rates that are significantly higher than the rest of the Region and South Carolina and US averages.

The table below shows those patterns between September 2007 and September 2012 (the most recent data available).

Figure 2: Monthly Unemployment Rates: 2009-2013



Source: SC DEW

An even more accurate picture of jobs and employment is provided by the Labor Force and employment data below, comparing the most recent numbers with those of 12 months earlier. As of December 2013, the employment picture had improved considerably from both the year and the month before. For the first

Table 10: Labor Force and Employment, December 2012 and 2013

	Dec-13		Nov-13		Dec-12	
	Labor Force	Employment	Labor Force	Employment	Labor Force	Employment
Beaufort County	65,162	61,582	65,137	61,328	64,390	59,668
Colleton County	16,609	15,334	16,584	15,244	16,695	14,877
Hampton County	7,614	6,896	7,513	6,839	7,559	6,669
Jasper County	10,528	9,933	10,525	9,893	10,490	9,625
Lowcountry Total	99,913	93,745	99,759	93,304	99,134	90,839

	Labor Force	Employment
Lowcountry Percent Change December 2012 -December 2013	0.79%	3.20%

Source: SC DEW

Lowcountry residents are willing to commute to jobs, as the following data will demonstrate.

Table 11: Lowcountry Commuting Destinations in 2010

	Number of Employees	Destination State	Destination County
Beaufort County to:	1,608	Georgia	Chatham County
	64,343	South Carolina	Beaufort County
	194	South Carolina	Charleston County
	186	South Carolina	Hampton County
	1,756	South Carolina	Jasper County
	110	South Carolina	Lexington County
	175	South Carolina	Richland County
Colleton County to:	163	South Carolina	Bamberg County
	734	South Carolina	Beaufort County
	489	South Carolina	Berkeley County
	1,882	South Carolina	Charleston County
	8,900	South Carolina	Colleton County
	1,118	South Carolina	Dorchester County
	391	South Carolina	Hampton County
	211	South Carolina	Orangeburg County
Hampton County to:	214	Georgia	Chatham County
	151	Georgia	Effingham County
	1,398	South Carolina	Beaufort County
	132	South Carolina	Colleton County
	4,300	South Carolina	Hampton County
	660	South Carolina	Jasper County
Jasper County to:	1,040	Georgia	Chatham County
	3,787	South Carolina	Beaufort County
	126	South Carolina	Charleston County
	155	South Carolina	Hampton County
	4,925	South Carolina	Jasper County

Table 12: Mean Commuting Time (Minutes)

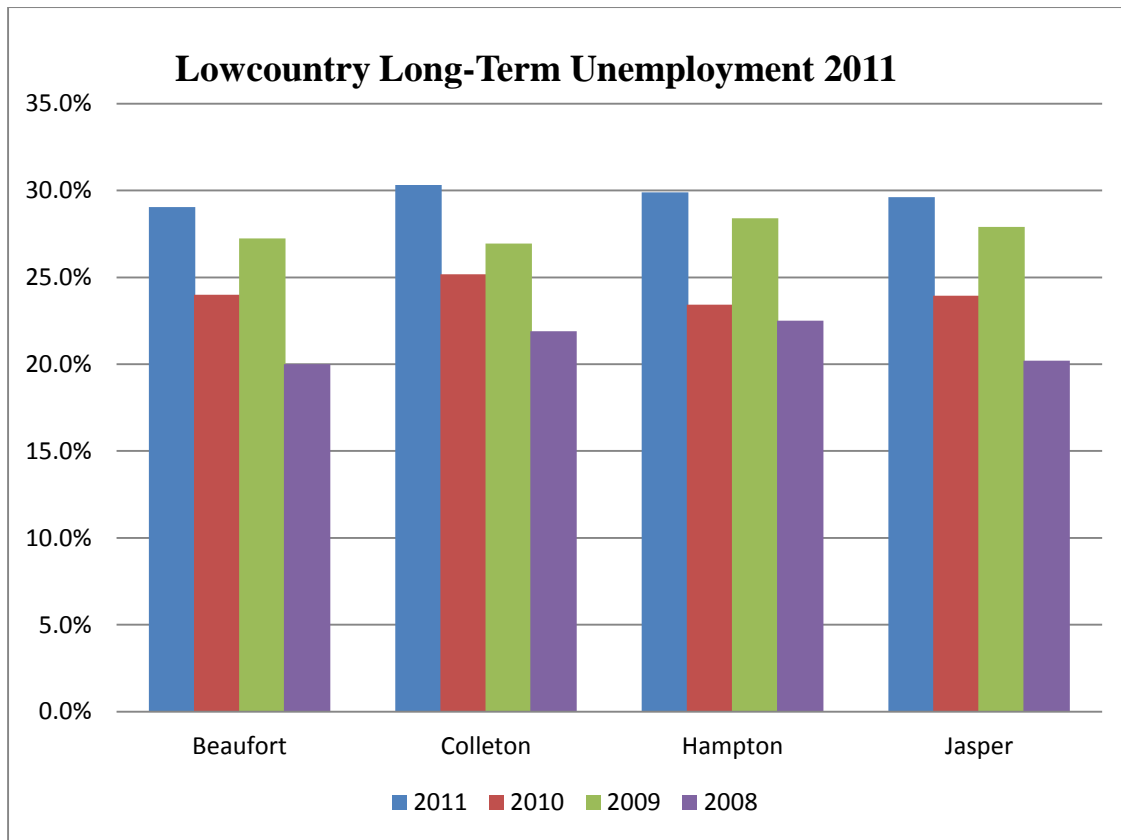
	2000 Census	2010 ACS Estimates
Beaufort County	15.6	20
Colleton County	20.6	32.9

Hampton County	20.3	30.2
Jasper County	30.3	29.3

Another employment indicator is the rate of long-term (16 or more weeks) unemployment. Long-term unemployment rates that had fallen between 2009 and 2010 as of June 2011 are now higher than they were in 2009. The long-term unemployment rate has continued to be significantly higher than the 2008 rate, since 2009, in the Lowcountry, as figure 3 on the following page illustrates.

This data is not yet available for 2012.

Figure 3: Lowcountry Long-Term Unemployment Rates: 2008-2011



Source: WIA

Unemployment rates do not tell the full story, however, of how well employees are doing economically. Table 10 (on the following page) shows average weekly wages for private sector jobs in the Lowcountry, compared to the South Carolina average and the US median wage, between 2007 and the second quarter of 2013 (the latest information available). There was no single trend during that period, because the recession placed downward pressure on wages and salaries, but all four counties lagged behind the state and the rest of the US. By the end of the period, pay in the Lowcountry had basically recovered to pre-recession levels.

Table 13: Average Private Sector Weekly Wages: 2007-2013

	2007	2008	2009	2010	2011	2012	2013 (Q2)
Beaufort County	\$595	\$583	\$572	\$579	\$588	\$603	\$596
Colleton County	\$532	\$535	\$542	\$542	\$550	\$552	\$532
Hampton County	\$647	\$644	\$648	\$648	\$691	\$716	\$630
Jasper County	\$644	\$653	\$615	\$584	\$578	\$640	\$637
South Carolina	\$668	\$681	\$688	\$707	\$726	\$744	\$729
US (median)		\$722	\$739	\$747	\$749	\$775	\$786

Source: SCLMI and USBLS

During the boom, Beaufort County, even more than the other three counties, depended not only on poorly paying hospitality and service employment but also on the generally higher-paying construction industry. Table 12 (On the next page) shows the change in number of jobs and total payroll for construction jobs, comparing the final boom year of 2007, with the second quarter of 2013 (the most recent data available). The contrast is striking for all four counties and the Lowcountry as a total.

Table 14: Construction Employment and Payroll: 2007 and 2013

	2007			2013		
	Construction Employment	Average Monthly Earnings	Average Annual Construction Payroll	Construction Employment	Average Weekly Earnings	Average Annual Construction Payroll
Beaufort County	5,535	\$3,342	\$221,975,640	3,111	\$772	\$120,084,600
Colleton County	629	\$2,600	\$19,624,800	354	\$631	\$11,168,700
Hampton County	500	\$3,768	\$22,608,000	155	\$632	\$4,898,000
Jasper County	2,152	\$3,661	\$94,541,664	614	\$767	\$23,546,900
Lowcountry	8,816		\$358,750,104	4,234		\$159,698,200

Housing

Between 1990 and 2000 (see Table 14 on the following page), in both Beaufort and Jasper County, the housing supply did not grow as fast as the population. Eliminating recreational/seasonal housing units from the housing stock resulted in a shortfall of more than 2,100 units. Scarcity led to major price increases. The 1990-2010 Census data below provides a historic perspective. Between 2000 and 2010 the growth of the total number of housing units slowed, compared to the previous decade. Beaufort County continued to add to its housing supply during that decade, as it participated in the nation-wide housing boom, which ended in 2007. As a result, Beaufort now has a disproportionately large number and percentage of vacant units, compared to the other three counties.

Table 105: Housing Stock 1990-2010

		1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Beaufort County	Total Housing Units	45,981	60,509	93,023	31.60%	53.73%
	Occupied Units	30,712	45,532	64,945	48.25%	42.64%
	Total Vacant Units	15,269	14,977	28,078	(-)1.9%	87.47%
	Vacant Recreational/ Seasonal Units	6,602	9,613	14,902	45.60%	55.02%
	Median House Price	\$112,100	\$213,900	N/A	90.80%	N/A
	Median Gross Rent	\$423	\$690	N/A	63.10%	N/A
Colleton County	Total Housing Units	14,926	18,129	19,901	21.50%	9.77%
	Occupied Units	12,040	14,470	15,131	20.20%	4.57%
	Total Vacant Units	2,886	3,659	4,770	26.80%	30.36%
	Vacant Recreational/ Seasonal Units	861	1,907	1,433	121.50%	-24.86%
	Median House Price	\$47,400	\$73,200	N/A	54.40%	N/A
	Median Gross Rent	\$177	\$405	N/A	128.80%	N/A
Hampton County	Total Housing Units	7,058	8,582	9,140	21.60%	6.50%
	Occupied Units	6,322	7,444	7,598	17.80%	2.07%
	Total Vacant Units	736	1,138	1,542	54.60%	35.50%
	Vacant Recreational/ Seasonal Units	90	300	392	233.30%	30.67%
	Median House Price	\$43,700	\$62,300	N/A	42.60%	N/A
	Median Gross Rent	\$138	\$370	N/A	168.10%	N/A
Jasper County	Total Housing Units	6,070	7,928	10,299	30.60%	29.91%
	Occupied Units	5,298	7,042	8,517	32.90%	20.95%
	Total Vacant Units	772	886	1,782	14.80%	101.13%
	Vacant Recreational/ Seasonal Units	147	233	374	58.50%	60.52%
	Median House Price	\$44,400	\$77,600	N/A	74.80%	N/A
	Median Gross Rent	\$180	\$493	N/A	173.90%	N/A
South Carolina	Total Housing Units	1,424,155	1,753,670	2,137,683	23.14%	21.90%

	Occupied Units	1,258,044	1,533,854	1,801,181	21.90%	17.43%
	Total Vacant Units	166,111	219,816	336,502	32.30%	53.08%
	Vacant Recreational/ Seasonal Units	49,843	70,198	112,531	40.80%	60.31%
	Median House Price	\$61,100	\$94,900	N/A	55.30%	N/A
	Median Gross Rent	\$276	\$510	N/A	84.80%	N/A

Source: US Census

ly, as part of their estimates program, and now as part of their American Community Survey (ACS) program, the US Census Bureau has added a yearly assessment of the number of housing units for each county. Table 15 outlines the growth in both number and percentage of housing units between the April 2000 and 2010 census and adds the estimates for 2011 and 2012. Between 2000 and 2010, the rate of housing unit growth was greater than the increase in population, leading to a surplus of housing units, especially in Beaufort County. A corresponding decrease in property values occurred, and residential building slowed significantly.

Table 16: Number of Housing Units: 2000-2012

Housing Units	Beaufort County	Colleton County	Hampton County	Jasper County
April 1, 2000 (Census 2000)	60,509	18,129	8,582	7,928
2000	61,192	18,179	8,594	7,952
2001	63,951	18,411	8,662	8,068
2002	65,971	18,496	8,687	8,148
2003	68,474	18,683	8,701	8,210
2004	71,082	18,751	8,700	8,247
2005	73,809	18,813	8,700	8,330
2006	78,198	18,908	8,711	8,491
2007	81,383	18,998	8,723	8,737
2008	83,362	19,140	8,719	9,203
2009	84,530	19,377	8,828	9,860
2010 (Census 2010)	93,023	19,901	9,140	10,299
2011	93,272	19,916	9,151	10,332
2012	93,178	19,836	9,109	10,446
Percent Change 2000-2010	52.02%	9.47%	6.35%	29.51%

Source: US Census , ACS

Residential building permit data—for new construction only—for the four counties is available for every year beginning in 1998, and can be obtained upon request. These numbers comprise a very important economic indicator, in terms of construction employment, future tax revenues, building permit fees and local purchases of building supplies, furniture, appliances and other home furnishings. 2009 was the last boom year in residential construction in the Lowcountry, with Beaufort County leading the way.

Table 16 (on the following page) shows the number of building permits issued each year for the construction of new dwelling units between 2008 and 2012. It highlights both the end of the boom and then the decline in construction, especially in Beaufort County. However, 2011 and 2012 seem to represent a turning point, as permits for new homes increased in both Beaufort and Jasper counties.

Table 17: Building Permits for New Housing 2007-2011

County	Type	2008	2009	2010	2011	2012
Beaufort	SF Number	666	688	474	567	681
	SF Value	\$450,972,365.00	\$219,503,898.00	\$175,449,645.87	\$218,448,632.00	\$251,515,578.00
	Average SF (w/o Land)	\$677,135.68	\$333,721.40	\$370,146.93	\$385,270.00	\$369,332.71
	MF Number	92	36	6	62	0
	MF Value	\$77,283,251.00	\$5,063,468.20	\$116,877.00	\$7,797,379.00	\$0.00
Colleton	SF Number	250	55	73	33	29
	SF Value	\$11,373,615.00	\$9,430,791.00	\$8,501,518.00	\$7,426,779.00	\$6,443,549.00
	Average SF (w/o Land)	\$45,518.46	\$173,626.26	\$116,459.00	\$225,053.91	\$222,191.34
	MH Number	290	220	177	118	86
	MH Value	\$7,373,891.00	\$3,595,301.00	N/A	N/A	N/A
	MF Number	4	0	0	0	0
	MF Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Hampton	SF Number	33	27	15	9	7
	SF Value	\$9,135,952.23	\$6,278,779.36	\$2,478,754.00	\$1,496,661.97	\$1,252,908.57
	Average SF (w/o Land)	\$203,021.00	\$232,547.38	\$165,250.00	\$166,295.77	\$178,986.94
	MH Number	13	14	18	14	22
	MH Value	\$4,000,000.00	\$799,390.00	\$1,148,717.00	\$1,064,093.00	\$1,014,400.00
	MF Number	15	0	0	0	0
	MF Value	\$27,232,885.32	\$0.00	\$0.00	\$0.00	\$0.00
Jasper	SF Number	90	125	127	164	167
	SF Value	\$18,907,155.49	\$29,109,235.00	\$28,716,768.32	\$40,557,756.12	\$41,443,106.08
	Average SF (w/o Land)	\$210,079.50	\$196,618.29	\$226,116.29	\$247,303.39	\$248,162.31

	MH Number	122	96	83	92	103
	MH Value	N/A	\$3,861,184.00	N/A	N/A	N/A
	MF Number	15	0	10	0	0
	MF Value	\$0.00	\$0.00	\$4,983,598.00	\$0.00	\$0.00

Source: County, City and Town Building Departments

Note: In Beaufort County stick-built and manufactured home building permit data is combined and averaged together; in the other three, the data is recorded separately and the average value here is for stick-built homes only.

Commercial Development and Retail Sales

New commercial development, which includes a large retail component, has also increased in the Lowcountry, but more slowly than residential construction. As the largest and fastest-growing county, Beaufort led the way during the boom period.

The following table shows building permits issued for all new commercial and institutional projects during that period. Unlike residential construction, there has not been an obvious recovery in commercial construction.

Table 118: Building Permits for New Commercial and Industrial Construction: 2008-2012

County	Type	2008	2009	2010	2011	2012
Beaufort	Commercial Number	42	54	33	30	26
	Commercial Value	\$27,264,969.00	\$13,732,542.00	\$25,762,375.00	\$25,993,222.00	\$23,948,471.00
Colleton	Commercial Number	80	15	30	20	8
	Commercial Value	\$8,914,539.00	\$5,832,618.00	\$4,319,882.00	\$5,286,500.00	\$2,620,659.34
Hampton	Commercial Number	14	1	4	5	4
	Commercial Value	\$8,601,918.70	\$1,375,000.00	786,301.00	\$3,334,808.40	\$15,957,549.88
Jasper	Commercial Number	37	17	18	15	10
	Commercial Value	\$20,315,813.00	\$16,880,358.42	\$4,817,926.48	\$8,326,569.79	\$7,095,009.80

Source: County, City and Town Building Departments

As a result of the population and economic growth in the Lowcountry, net taxable sales (following page) climbed significantly in all four counties from 2004-5 to 2006-7, but then began dropping the next fiscal year, with the decline in Jasper County being the most notable. Sales apparently bottomed out in Beaufort and Jasper counties in 2009-10 and in Colleton and Hampton in 2010-2011, and began to increase again in 2010-11 and 2011-12 respectively.

Table 129: Net Taxable Sales

	Beaufort	Colleton	Hampton	Jasper
2004-05	\$2,462,825,056	\$274,449,046	\$99,117,876	\$324,092,111
2005-06	\$2,662,718,004	\$298,804,080	\$106,201,480	\$385,611,912
2006-07	\$2,751,447,656	\$323,575,354	\$110,013,323	\$410,103,916
2007-08	\$2,560,090,300	\$300,324,500	\$91,526,640	\$341,968,265
2008-09	\$2,138,324,218	\$262,713,105	\$75,556,391	\$300,395,565
2009-10	\$2,040,740,316	\$260,811,629	\$72,778,471	\$266,846,512
2010-11	\$2,074,933,084	\$257,229,871	\$69,266,591	\$282,222,728
2011-12	\$2,187,748,555	\$262,268,241	\$70,278,055	\$310,545,060

Source: SC Department of Revenue

Economic Impact of Tourism

The economic impact of tourism—measured by visitor expenditures and tourism-related jobs and payroll—varies from county to county. Expenditures by visitors also increased between 2006 and 2012, after declines during the economic downturn. Beaufort County, as one of the top tourism destinations in the state, receives the greatest amount of visitor spending and has the largest number of tourism-generated jobs. Colleton County, with the ACE Basin nationally recognized as an eco-tourism destination and with several I-95 interchanges, ranks second for tourism expenditures and payrolls.

Table 20: Economic Impact of Visitors in the Lowcountry: 2006-2012

		Expenditures by Visitors	Payroll from Tourism	Tourism Employment
Beaufort County	2006	\$958,110,000	\$198,100,000	12,800
	2007	\$1,026,320,000	\$211,090,000	13,230
	2008	\$1,019,970,000	\$206,820,000	12,840
	2009	\$926,500,000	\$197,200,000	12,200
	2011	\$1,029,000,000	\$197,470,000	11,930
	2012	\$1,081,350,000	\$204,170,000	12,210
Colleton County	2006	\$80,490,000	\$15,550,000	1,020
	2007	\$86,330,000	\$16,590,000	1,060
	2008	\$86,830,000	\$16,720,000	1,000
	2009	\$82,510,000	\$16,740,000	999
	2011	\$94,900,000	\$17,150,000	980
	2012	\$95,630,000	\$17,070,000	960
Hampton County	2006	\$10,800,000	\$1,950,000	130
	2007	\$11,260,000	\$2,020,000	130
	2008	\$11,540,000	\$2,050,000	120

	2009	\$10,590,000	\$1,980,000	120
	2011	\$12,540,000	\$2,090,000	120
	2012	\$12,290,000	\$2,030,000	120
Jasper County	2006	\$44,050,000	\$9,090,000	610
	2007	\$46,870,000	\$9,620,000	630
	2008	\$47,480,000	\$9,670,000	610
	2009	\$47,020,000	\$9,890,000	630
	2011	\$52,840,000	\$9,900,000	610
	2012	\$52,780,000	\$9,760,000	600

Source: SCPRT

Physical Fitness and Health

Studies have shown a relationship among education, health and economics; these numbers, therefore serve as additional economic indicators.

Table 19: Lowcountry Country Health Rankings 2012-2013

	Beaufort County			Colleton County			Hampton County			Jasper County		
	2013 Number, Percent or Ratio	2012 Rank of 46	2013 Rank of 46	2013 Number, Percent or Ratio	2012 Rank of 46	2013 Rank of 46	2013 Number, Percent or Ratio	2012 Rank of 46	2013 Rank of 46	2013 Number, Percent or Ratio	2012 Rank of 46	2013 Rank of 46
HEALTH OUTCOMES		1	1		32	37		30	28		28	24
Mortality		1	1		35	44		40	32		38	24
Premature Death	5,597			12,164			10,687			9,962		
Morbidity		1	1		28	28		23	21		22	24
Poor or fair health	10%			20%			22%			18%		
Poor physical health days	2.7			4.4			3.7			3.9		
Poor mental health days	2.9			4.2			2.9			4.0		
HEALTH FACTORS		1	1		39	42		28	34		43	42
Health Behaviors		1	1		39	37		18	21		46	46
Adult smoking	16%			25%			18%			29%		
Adult obesity	21%			34%			41%			40%		
Physical inactivity	18%			33%			31%			30%		
Excessive drinking	19%			9%			11%			19%		
Social and Economic Factors		6	5		36	37		32	39		33	31
High school graduation	70%			76%			73%			74%		
Some college	61%			43%			40%			36%		
Unemployment	8.7%			13.0%			13.9%			9.8%		
Children in poverty	23%			40%			39%			39%		
Inadequate social support	18%			28%			33%			35%		
Children in single-parent households	31%			42%			43%			47%		
Violent crime rate	596			904			747			740		
Physical Environment		1	1		29	20		17	15		13	4
Access to recreational facilities	13			5			5			4		
Limited access to healthy foods	9%			12%			7%			5%		
Fast food restaurants	29%			49%			59%			50%		

Source: www.countyhealthrankings.org